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This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 5
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BILL GARRETT, Davidson County
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20110627-0048911

SPECIAL WARRANTY DEED

This Deed made on June 23, 2011, by James Christopher Mitchell, Co-Administrator and Richard Norman Mitchell, Co-Administrator of The Estate of James Christopher Mitchell, Deceased, hereinafter referred to as "Grantor" to Barbara Ambrose, hereinafter referred to as "Grantee".

Grantor, in consideration of $62,500.00, paid by Grantee to Grantor, the receipt of which is hereby acknowledged, pursuant to the authority granted by court order entered by the Seventh Circuit Court of Davidson County, Probate Division, on June 22, 2011, Docket No. 07P511 does hereby grant and convey to Grantee and Grantee's heirs and assigns forever, the following described property situated in the State of Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 89, on the plan of Harpeth Valley Park, Section 1, of record in Plat Book 3600, Page 93-94, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to THOMAS C. MITCHELL AND WIFE, YVONNE C. MITCHELL AND JAMES P. MITCHELL by Deed from WILLIAM U. SMITH AND WIFE, MARGARET L. SMITH, dated 06/01/1983 and filed for record on 06/03/1983 in Book 6068, Page 967, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to JAMES P. MITCHELL by Deed from THOMAS C. MITCHELL AND WIFE, YVONNE C. MITCHELL, OWNING A ONE HALF (1/2) UNDIVIDED INTEREST, dated 01/04/1988 and filed for record on 01/13/1988 in Book 7448, Page 223, Register's Office for DAVIDSON County, Tennessee.

JAMES PHILLIP MITCHELL died intestate on 01/03/2007, leaving JAMES CHRISTOPHER MITCHELL, STACEY MITCHELL MCGUINN AND RICHARD NORMAN MITCHELL as his sole heirs at law. JAMES CHRISTOPHER MITCHELL AND RICHARD NORMAN MITCHELL were named Co-Administrators of the estate by the Probate Court for DAVIDSON County, TN., Docket No. 07P511.

Map & Parcel: 14215000800

Together with all the estate and rights of Grantor in the above-described premises.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

This property is known as: 638 Harpeth Bend Dr., Nashville, TN 37221

In Witness Whereof, James Christopher Mitchell, and Richard Norman Mitchell, as Co-Administrators of The Estate of James Christopher Mitchell have executed this deed on the __ day of June, 2011.

James Christopher Mitchell, Co-Administrator

Richard Norman Mitchell, Co-Administrator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23d day of June 2011, before me, personally appeared James Christopher Mitchell (2D) ~~Chris Mitchell~~ as Co-Administrator and Richard Norman Mitchell as Co-Administrator of the Estate of James Phillip Mitchell, Deceased, to me known to be the persons described in and who executed the forgoing instrument, and who acknowledged the execution of same to be their free act and deed.

WITNESS my hand and official seal this 23d day of June, 2011.

NOTARY PUBLIC

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 21, 2013

My Commission Expires:

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$62,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 23d day of June, 2011.

(Seal)

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 21, 2013

Barbara Ambrose
Affiant

Notary Public

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Barbara Ambrose	New Owner
1707 Green Hills Dr.	
Nashville, TN 37215	